

LH
Comment
2/5/00

USA-S-1829-664

AA 61-00

SUB

Vincent Valentine,

MS00-026

Judge John C. North, II
Chairman



Ren Serey
Executive Director

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 974-2426 Fax: (410) 974-5338

February 15, 2000

Mr. Mark Wedemeyer
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6303
Annapolis, Maryland 21401

Re: Vincent H. Valentine Property
MS 00-026

Dear Mr. Wedemeyer:

I have received the above-reference subdivision request to create two lots in an Intensely Developed Area (IDA) with a shoreline mapped as a Buffer Exemption Area (BEA). This office has no objection to this proposal provided the County has ensured no variances to any Habitat Protection Areas will be required. I have outlined my comments below.

- 1) The site plan does not indicate the limits of the expanded Buffer for steep slopes. The County shall ensure the limits of the Buffer are shown on the plan.
- 2) While this site is afforded BEA status, we recommend the applicant maximize the distance between the shoreline the site of the proposed dwelling. This action would result in less mitigation required.
- 3) Any new impervious areas that may be within in the Buffer, but no further waterward of the existing principal structure, shall be mitigated for on a 2:1 basis according to the County's Zoning Ordinance at §1A-109 (5). The County and the applicant should accommodate the required mitigation plantings on site and within the Buffer. It appears the Buffer on this lot can be greatly enhanced with any required mitigation plantings.
- 4) Appropriate stormwater and sediment and erosion control measures shall be taken at the time of development to ensure impacts to fish, plant and wildlife habitats are minimized.

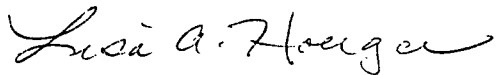
Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

Mr. Wedemeyer
Page Two
February 15, 2000

- 5) Since the subject property is located in an IDA, the applicant is required to address the 10% Pollutant Reduction Rule. If the calculations result in a negative pollutant reduction figure, the applicant still must address additional pollutant loadings. On residential lots we recommend additional plantings be installed on the property in those areas that receive stormwater flow. Given the topography of this property, we recommend the Buffer as a starting point, after the mitigation for Buffer impacts are accommodated.

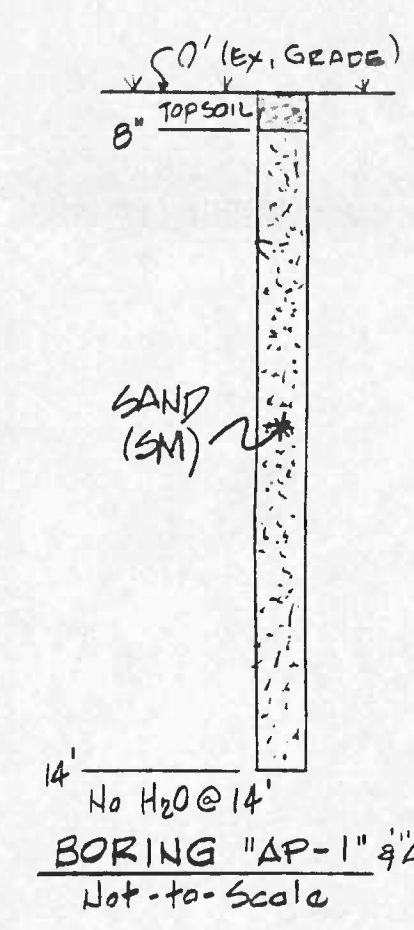
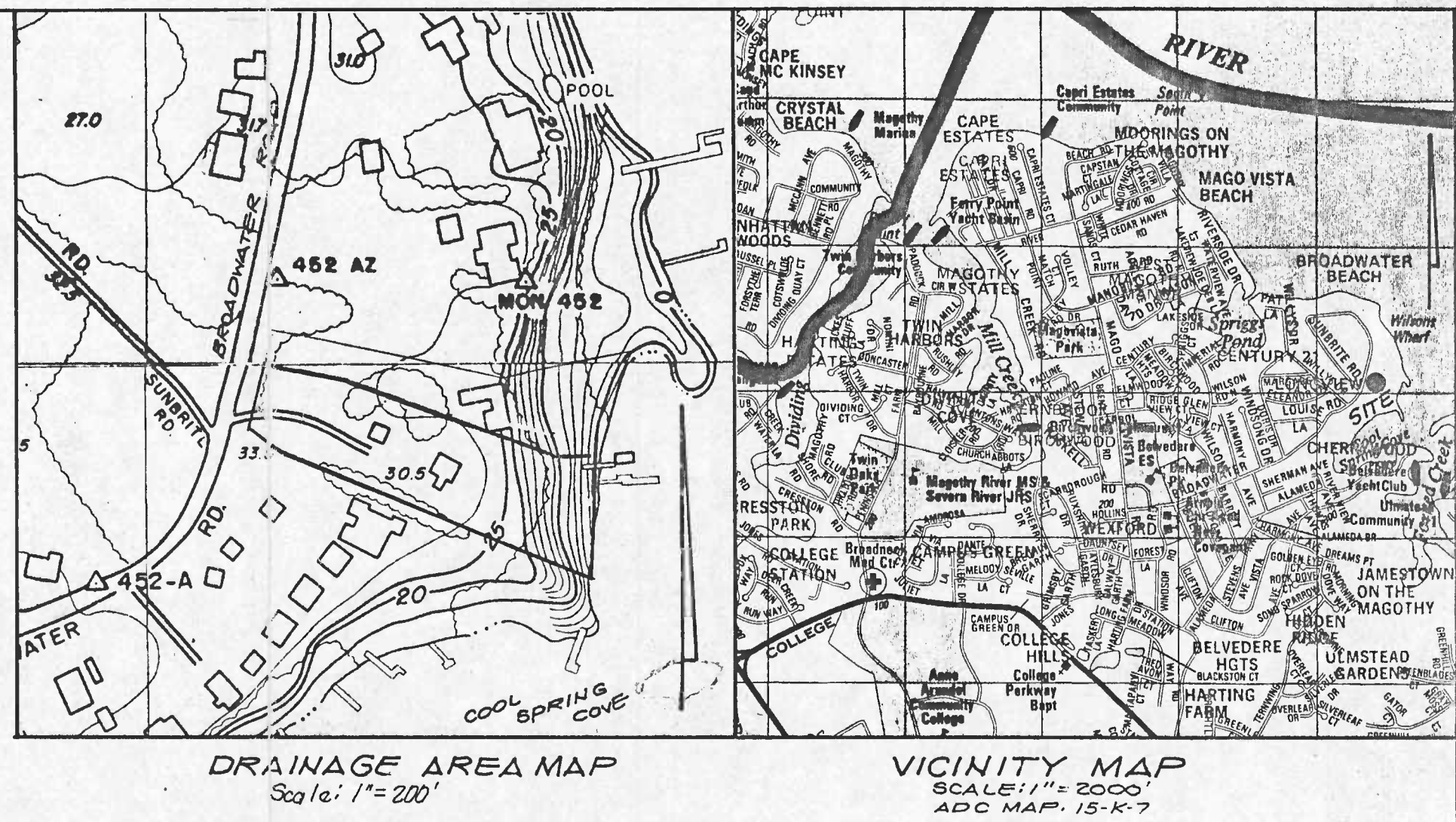
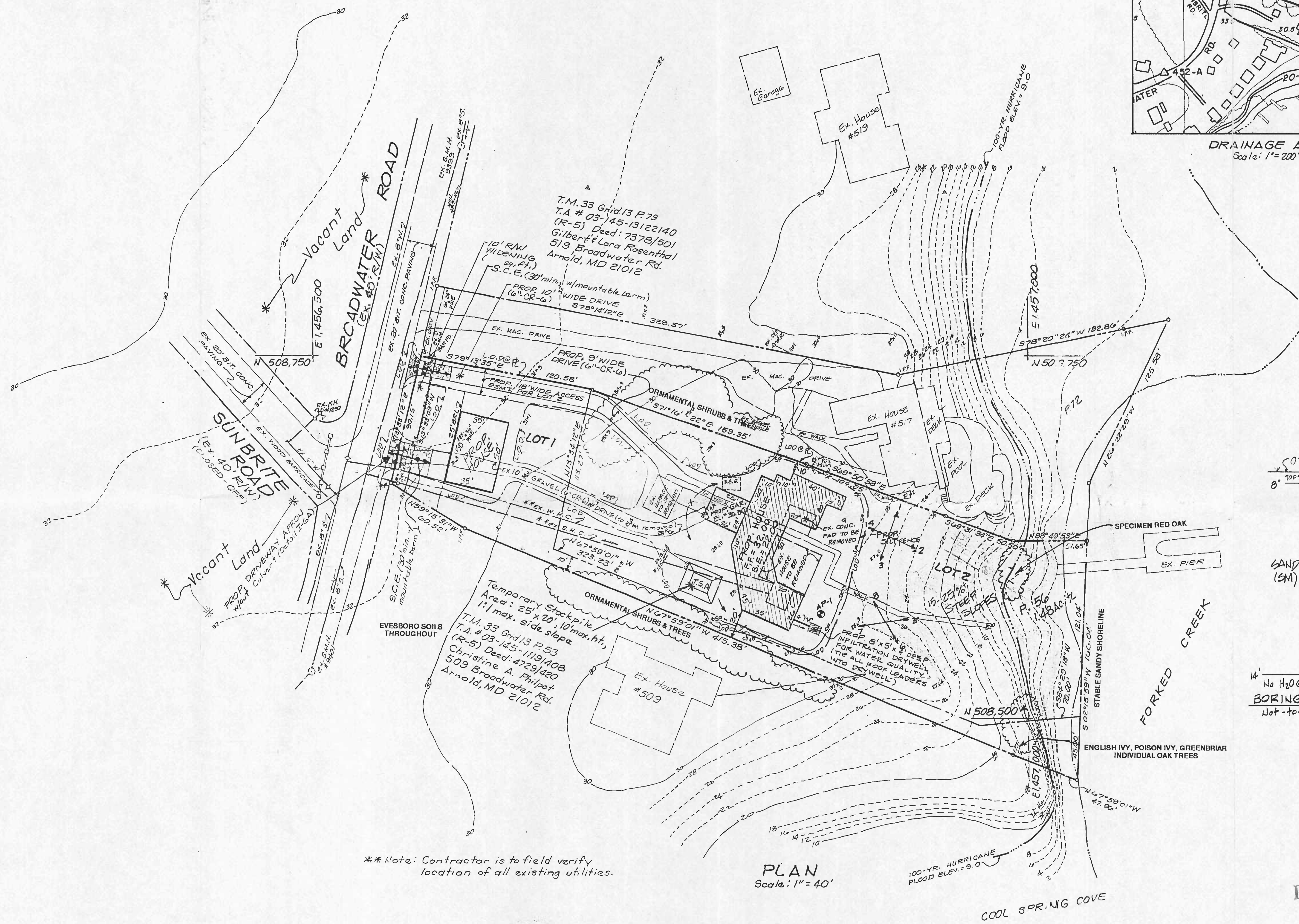
Thank you for the opportunity to comment. Please telephone me if you have any questions or require additional information from this office concerning this subdivision request.

Sincerely,



Lisa A. Hoerger
Natural Resources Planner

cc: AA 61-00



CRITICAL AREA NOTES:

1. Total Site Area	= 64,512 sq. ft.
2. Total Woodlands on Site	= 9,890 sq. ft. (15.3%)
3. Total Woodlands to be Removed	= 0 sq. ft. (0.0%)
4. Existing Impervious Area	= 5,380 sq. ft.
5. Existing Impervious Area to be removed:	
House:	1,470 sq. ft.
Garage:	504 sq. ft.
Walk (part of):	400 sq. ft.
Conc. Pad:	320 sq. ft.
	= 2,694 sq. ft.
6. Proposed Impervious Area:	= 4,190 sq. ft.
7. Total Impervious Area:	(5,380 - 2,694 = 2,686) + 4,190 = 6,876 sq. ft. (10%)

* Site is Buffer Exempt

LOT 1: PROPOSED WOODLANDS TO BE REMOVED = 1500#
- PROPOSED IMPERVIOUS = 2800# (51%)
- PROPOSED REFORESTATION UNDER GRADING PERMIT # 602000201 = 2992#

RECEIVED
FEB 8 2000
PLANNING AND CODE
ENFORCEMENT

MS00-026

RECEIVED
FEB 14 2000
CHESAPEAKE BAY
CRITICAL AREA COMMISSION

PLAN PREPARED BY:
CATTAIL CONSULTING
POST OFFICE BOX 1599
SEVERNA PARK, MD 21146
(410) 544-0133

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

OWNER / DEVELOPER
Mr. Vincent Valentine
517 Broadwater Road
Arnold, MD 21012

CHESAPEAKE LAND CONSULTING, INC.
Land Development and Permit Services
P. O. Box 1263
Millersville, MD 21108
Phone: (410) 968-1256

FINAL / SWM PLAN
**GRADING, EROSION AND
SEDIMENT CONTROL PLAN**
VALENTINE PROPERTY
513 Broadwater Road
Arnold, MD 21012
PROPOSED SINGLE-FAMILY DWELLING
TAX MAP 33, BLOCK 1, PARCEL
3rd TAX DISTRICT ANNE ARUNDEL CO., MD
DATE: JUNE, 1998 DRAWN BY: C.J.E.
DRAWING NO. CHECKED BY: S.J.S.
SHEET 2 OF 2